

**F-22-026**

**Yali Li Property, Lots 1 & 2**

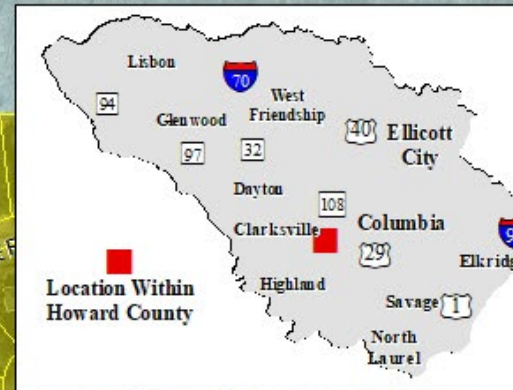
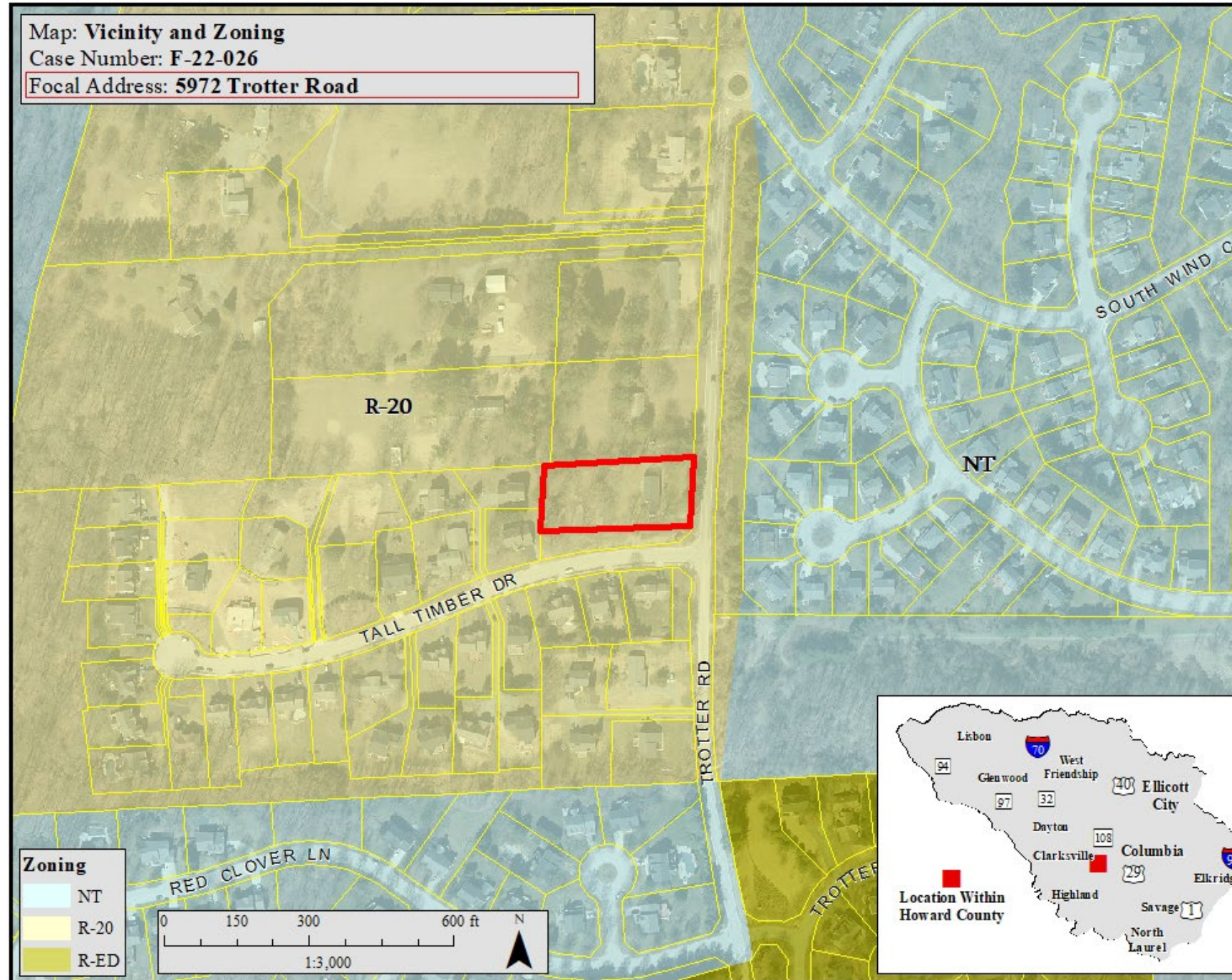
Planning Board Meeting  
May 4, 2023

# Planning Board Evaluation and Approval

- Section 16.125(c) of the Subdivision and Land Development Regulations: Scenic Road Requirements
- Evaluate Initial Submittal: Final Plan for a (2) lot subdivision to construct (1) single family dwelling adjacent to a scenic road (Trotter Road)
- Consider a visual assessment and impact on the scenic road
- Planning Board review criteria
  - Access
  - Buffers

# Existing Aerial Site

Map: Vicinity and Zoning  
Case Number: F-22-026  
Focal Address: 5972 Trotter Road





The applicant proposes to subdivide 1.00 acre of R-20 zoned land with a two-lot subdivision to be developed with single-family detached dwellings.



# Visual Assessment Trotter Road

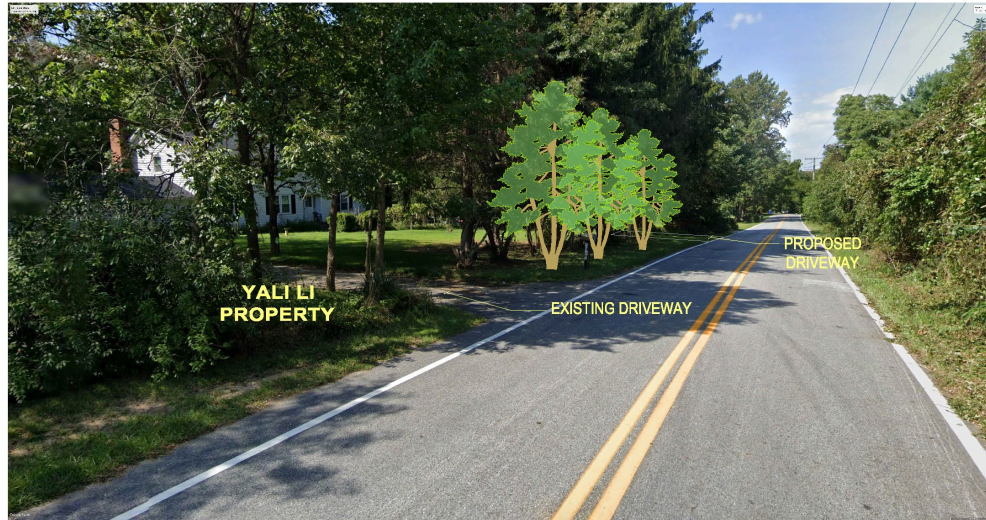
## Existing Conditions





# Visual Assessment Trotter Road

## Proposed Conditions



TROTTER ROAD LOOKING NORTH



TROTTER ROAD LOOKING SOUTH

# Subdivision Layout



# Planning Board Criteria

**Access: Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.**

- **Whenever practical, access shall be located along a non-scenic road.**
  - Access is only from Trotter Road
  - No other potential access points
- **When vehicular access cannot be practicably located along a non-scenic road, access along a scenic road shall be permitted at an existing driveway location.**
  - Applicant pursuing new, independent driveway access
  - The proposed driveway will be approximately 100 feet to the north of the existing driveway. The new driveway location was determined for stopping sight distance and public safety.



# Planning Board Criteria

**Access: Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.**

- **When vehicular access cannot be practicably located along a non-scenic road or at an existing driveway, additional access along a scenic road may be permitted.**
  - No other public roads to provide access to the lot.
  - One new driveway is proposed for safe access.
  - Location of the new driveway was determined to meet stopping sight distance requirements and public safety.

# Planning Board Criteria

**Access: Whether the property has frontage on a non-scenic road, the impacts to environmental features, and traffic safety.**

- **To the extent that any access is permitted along a scenic road, such access shall preserve the alignment, topography, and surroundings to minimize interference with views from the road while ensuring public safety.**
  - Lot 1 occupied by a single-family two-story home with an existing single 12' driveway point.
  - Lot 2 is mostly flat open mowed lawn with a gentle slope north. A single-family dwelling is proposed for this site. A separate 12' driveway access is proposed for adequate stopping site distance.
  - There are no other safe means of access to the site.

# Planning Board Criteria

**Buffers:** The buffer preserves or enhances the visual character of the road and surrounding area, and whether access minimizes impacts to the buffer.

- A resubdivision within the Planned Service Area but not a new major subdivision
- Road width at the frontage will be extended 4' for a bike lane in accordance with the Bike Howard Plan. No sidewalk or curb and gutter are proposed along the frontage.
- No trees 12" or greater are proposed for removal along the frontage of the scenic road.
- The applicant is proposing to plant 3 ornamental trees along the scenic road to enhance the visual quality.



# Summary of Action

Consider the visual assessment and approve or deny the plan according to the Section 16.125(c)(5) criteria associated with access to a scenic road and proposed buffer.